



**The Town and Country Planning Act 1990 The Town and Country
Planning (Permission in Principle) (Amendment) Order 2017**

Approval of Permission in Principle

Application Reference Number: PL/2026/00894

Decision Date: 12/03/2026

Applicant:	Hush Land and Property Ltd 25 Farm Lane, Great Bedwyn, Marlborough, SN8 3LU
Particulars of Development:	Erection of 1No dwelling
At:	Land at 34 Broad Town Road, Broad Town, Swindon, SN4 7RB

In pursuance of their powers under the above Act, the Council hereby GRANT Permission in Principle for the development referred to in the above application and plan submitted by you.

Informatives

- 1** This Permission in Principle (PiP) shall cease to have effect three years after the date of this Decision Notice. The Technical Details Consent (TDC) relating to the proposed development must be granted prior to the expiration of this PiP

Please note that, in applying for TDC pursuant to this PiP, the applicant is advised to provide the following, as a minimum:

i. Application plans, including:

a. Location Plan

b. Existing and Proposed Site/Block Plan (including landscaping proposals, visibility splays, vehicle tracking, car and bicycle parking arrangements, electric vehicle parking infrastructure and waste collection arrangements)

c. Proposed Floor and Roof Plans

d. Proposed Elevations

ii. Design and Access Statement

iii. Ecology reporting, including:

a. Preliminary Ecological Appraisal (PEA) and,

b. Subject to the findings of the PEA, Protected Species Surveys and/or an Ecological Impact Assessment (EclA) as necessary

iv. Biodiversity Net Gain information, including:

a. Biodiversity Net Gain Assessment

b. Statutory Biodiversity Metric Calculation Tool

c. Pre-development Habitat Plan

d. Post-development Habitat Plan

v. Arboricultural reporting, including:

a. Tree Survey

b. Tree Constraints Plan

c. Arboricultural Impact Assessment (AIA) and,

d. Subject to the findings of the AIA, a Tree Protection Plan as necessary

e. Subject to the findings of the AIA, an Arboricultural Method Statement as necessary

vi. Application Form

vii. Community Infrastructure Levy Forms (CIL) as appropriate

Please note that all requested information should provide the level of detail with the corresponding documents listed under the "Full Planning Application" table as set out in the Wiltshire Validation Checklist (dated August 2025).

- 3** The applicant is advised that the development hereby approved, if progressed to the TDC stage, may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. The applicant should submit all relevant CIL forms, including those relating to any claim of exemption or relief. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

For the avoidance of doubt, the PiP hereby approved relates solely to the site identified in the Location Plan, ref. LPC 6300 EX 01.

Further, it is advised that the determination of this application has been made in consideration of that specific site, and that a separate assessment would be carried out by the local planning authority in determining any application for a different proposed site including one that wholly or partially incorporates the site relating to this permission in principle.

Notwithstanding the amount of development approved through this PiP, officers would encourage the applicant to consider and explore the site's potential to make more effective use of the land. It is however essential that should the applicant wish to increase the number of dwellings beyond the limit established in this permission in principle, a separate PiP application or an application seeking planning permission, would be required.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 Permission in principle is designed to separate decision making on 'in principle' issues addressing land use, location, and amount of development from matters of technical detail, such as what the buildings will look like. The aim is to give up-front certainty that the fundamental principles of development are acceptable before developers need to get into costly, technical matters. It will also ensure that the principle of development only needs to be established once in the process. Permission in principle must be followed by an application for technical details consent covering remaining detailed matters such as the design of buildings, development layout and landscaping schemes. Applications for technical details consent must be decided by the local planning authority in accordance with the terms of the permission in principle. A grant of permission in principle plus a grant of technical details consent equates to full planning permission